



Anthony Uresti
Assistant Director

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-31-2023

PROPOSED OLMEDO SUBDIVISION, PRECINCT No. 3.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: OLMEDO INVESTMENTS, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 3 COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTH OF MILE 5 NORTH ROAD, APPROXIMATELY 900 FT WEST OF BENTSEN PALM DRIVE.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-16-2022 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT STAGE.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO MILE 5 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-17-2023 BY, PRECINCT 3 ROW AGENT.

H.C.H.D. FINAL APPROVAL DATE: 10-17-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: MILE 5 NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 8-24-2023 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice as per Part II, Section E Of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$4,500.00 For: (3 OSSF'S)**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 12-20-2022

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, other departments and the approval of the City of MISSION.*

Final Approval with financial guarantee

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

** Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

SUBDIVISION MAP OF OLMEDO SUBDIVISION

A SUBDIVISION OF 9.435 ACRES BEING ALL OF LOT 214-A, BENTSEN GROVES SUBDIVISION ADDITION "A" VOLUME 7, PAGE 41, H.C.M.R. HIDALGO COUNTY, TEXAS

GENERAL NOTES:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X". ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. PLAN COMMUNITY-PANEL NO. 480334 0290 D EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMA DATED MAY 01, 2020. THE PORTION OF SITE THAT WAS WITHIN ZONE "X" HAS BEEN FILED TO MEET FEMA LOMA PERMIT REFERENCED AS CASE NO. 20-06-1668 A.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL BE AS FOLLOWS : SHALL COMPLY WITH MINIMUM SETBACKS AS PER HIDALGO COUNTY.
4. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN 37,744 C.F. (0.866 AC-FT.) OF STORM RUNOFF WILL BE DETAINED WITH A REGIONAL RETENTION PONDS WITHIN DRAINAGE EASEMENTS.
5. NO BUILDING ALLOWED OVER ANY EASEMENT.
6. 5' FOOT MINIMUM SIDEWALK REQUIRED BY THE CITY OF MISSION ALONG MILE 5 N. ROAD, (F.M. 676).
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
 - B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
 - D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 - E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
11. OLMEDO INVESTMENTS LLC., THE OWNER & SUBDIVIDER OF OLMEDO SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
13. ACCESS EASEMENTS IS FOR THE BENEFIT OF LOTS 1, 2, AND 3
14. LOTS 1 AND 2 SHALL NOT HAVE ACCESS TO MILE 5 N. ROAD, (F.M. 676).
15. TXDOT PERMIT TO BE REQUIRED.
16. SEPTIC SYSTEM TO BE INSTALLED AT PERMIT PHASE.
17. DETENTION AREAS WILL BE MAINTAINED BY THE RESPECTIVE LOT OWNER.
18. WATER SERVICE TO BE PROVIDED BY AGUA S.U.D.
19. THE FENCE ALONG MILE 5 ROAD WILL BE REMOVED BY THE OWNER AT HIS OWN EXPENSE AT ANY TIME OF ANY PUBLIC IMPROVEMENTS ON MILE 5 ROAD AND/OR AT ANY REQUEST BY TXDOT OR HIDALGO COUNTY.

Line #	Direction	Length
"1"	S 36° 10' 00" E	42.43'
"2"	S 81° 04' 07" E	120.11'
"3"	N 54° 01' 46" E	42.43'

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 9.435 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 214-A, BENTSEN GROVES SUBDIVISION ADDITION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 41, HIDALGO COUNTY MAP RECORDS, WHICH SAID 9.435-ACRE TRACT WAS CONVEYED TO OLMEDO INVESTMENTS LLC. BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2689677 AND CORRECTION GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2712308, HIDALGO COUNTY OFFICIAL RECORDS, SAID 9.435 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NAIL SET [NORTHING: 16632300.132, EASTING: 1028613.544] ON THE NORTHWEST CORNER OF SAID LOT 214-A, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

1. THENCE, S 81° 04' 07" E ALONG THE NORTH LINE OF SAID LOT 214-A AND WITHIN THE RIGHT-OF-WAY OF MILE 5 N. ROAD, A DISTANCE OF 521.80 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 214-A, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 26° 40' 53" W ALONG THE EAST LINE OF SAID LOT 214-A AND THE WEST RIGHT-OF-WAY LINE OF A 60.00-FOOT CANAL RIGHT-OF-WAY CONVEYED TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL, RECORDED IN VOLUME 247, PAGES 161-163, HIDALGO COUNTY DEED RECORDS, AT A DISTANCE OF 42.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 5 N. ROAD, CONTINUING A TOTAL DISTANCE OF 1,397.53 FEET TO A NO. 4 REBAR SET ON THE SOUTHEAST CORNER OF SAID LOT 214-A, FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81° 04' 07" W ALONG THE SOUTH LINE OF SAID LOT 214-A, A DISTANCE OF 95.74 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID LOT 214-A, FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 08° 55' 53" E ALONG THE WEST LINE OF SAID LOT 214-A, AT A DISTANCE OF 1,291.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 5 N. ROAD, CONTINUING A TOTAL DISTANCE OF 1,331.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.435 ACRES OF LAND, MORE OR LESS.

APPROVED BY IRRIGATION DISTRICT No. 6:

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, ON THIS _____ DAY OF _____, 20____, NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREE, FENCES AND BUILDING) SHALL BE PLACED UPON HOLDING RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOW OR NOT.

ATTEST:

BOARD OF DIRECTOR _____ DATE: _____

BOARD OF DIRECTOR _____ DATE: _____

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)**

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF OLMEDO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY:

COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

_____ HIDALGO COUNTY JUDGE

ATTST: _____ HIDALGO COUNTY CLERK

**PLANNING & ZONING COMMISSION
ACKNOWLEDGMENT**

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION, I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF MISSION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN AND PLANNING COMMISSION _____

**CITY OF MISSION
CERTIFICATE OF APPROVAL**

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON _____, 2023.

_____, MAYOR, CITY OF MISSION, TEXAS _____ DATE: _____

ATTST: _____ SECRETARY OF CITY OF MISSION _____ DATE: _____

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

_____, RAIL E. SESIN, P.E., C.F.M. _____ DATE: _____
GENERAL MANAGER

I, ROBERTO SALINAS P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR OLMEDO SUBDIVISION HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THIS SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

_____, ROBERTO SALINAS P.E. _____ DATE: _____
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

INDEX TO SHEET OF: OLMEDO SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYORS' CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION DISTRICT CERTIFICATION.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SEPTIC TANK; ENGINEERS' CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS;

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

SHEET 4: CONSTRUCTION DETAILS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, OLMEDO INVESTMENTS, LLC, a Texas Limited Liability Company, AS OWNER OF THE 9.435-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED OLMEDO SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____, Marcia Olmedo, Manager _____ DATE: _____
2411 El Encino Dr.
Mission, Texas 78573

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ PROVED TO ME THROUGH TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

**NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:**

**STATE OF TEXAS
COUNTY OF HIDALGO:**

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

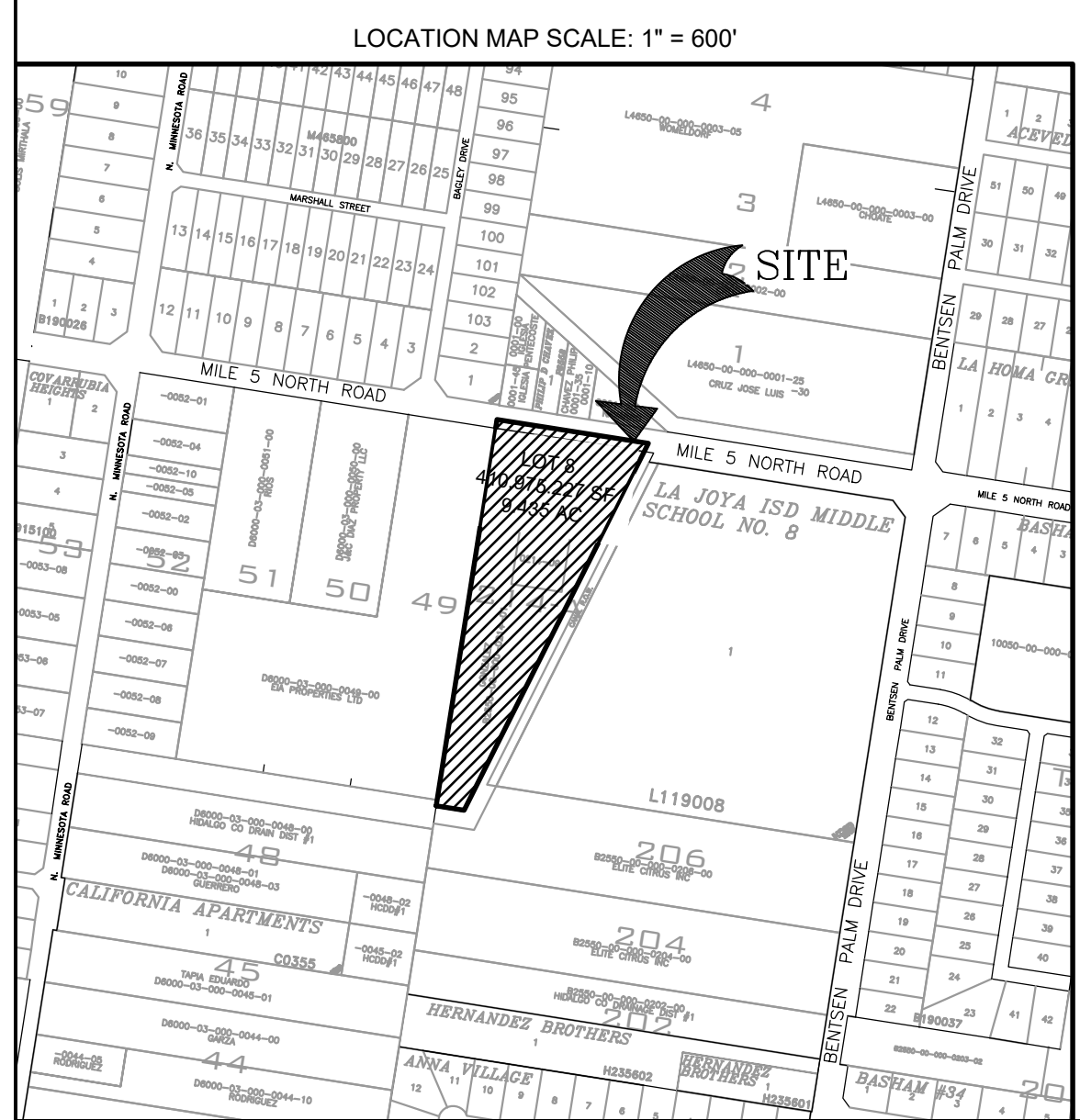
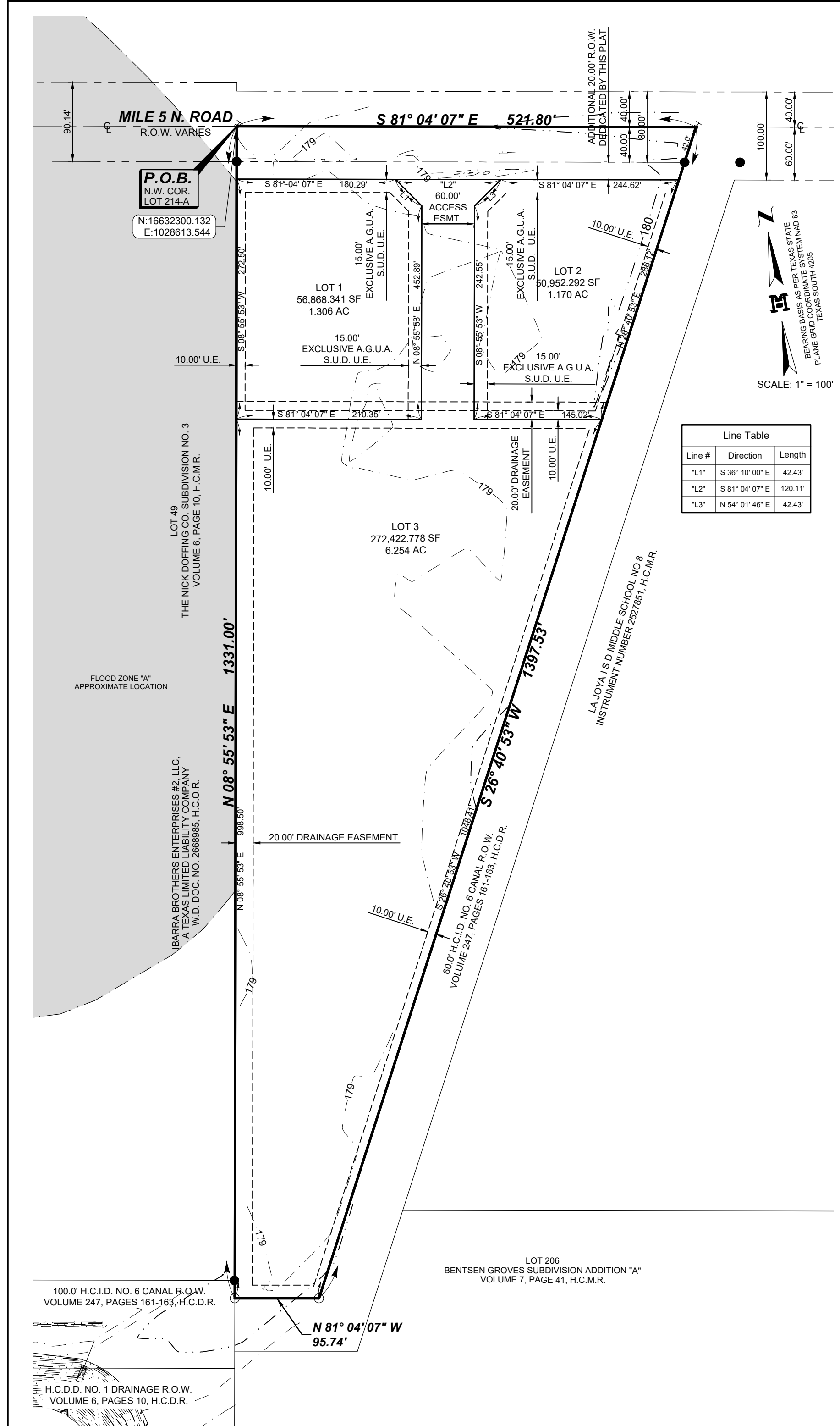
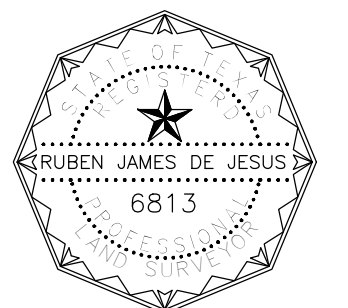
_____, MARIO A. REYNA, P.E. # 117368 _____ DATE: _____
DATE PREPARED: 4-26-2022
ENGINEERING JOB NO. 19218.00



**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF OLMEDO SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 04-26-2022, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____, RUBEN JAMES DE JESUS, R.P.L.S. # 6813 _____ DATE: _____
DATE SURVEYED: 01-15-2020
SURVEY JOB NO. 19218.00



- LEGEND**
- FOUND NO.4 REBAR
 - SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊙ SET NAIL
 - P.O.B. - POINT OF BEGINNING
 - H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
 - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - N.W. COR. - NORTHWEST CORNER
 - R.O.W. - RIGHT OF WAY
 - W.D. - WARRANTY DEED
 - DOC. NO. - DOCUMENT NUMBER
 - ESMT. - EASEMENT
 - U.E. - UTILITY EASEMENT
 - A.S.U.D. - AGUA S.U.D. UTILITY EASEMENT
 - AC. - ACRES
 - SF. - SQUARE FEET
 - C.L. - CENTER LINE
 - ⊕ - BENCHMARK

DRAWN BY: EM, JF. DATE: 03-28-2023.
SURVEYED, CHECKED: J.L.G. DATE: 07-27-2023.
FINAL CHECK: _____ DATE: _____

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78641
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

OLMEDO SUBDIVISION IS LOCATED IN THE SOUTH WEST PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF MILE 5 ROAD, APPROXIMATELY 333 FEET WEST OF ITS INTERSECTION WITH BENTSEN PALM DRIVE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. OLMEDO SUBDIVISION FALLS INSIDE THE CITY'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN THE RURAL SECTION OF THE PRECINT 3.

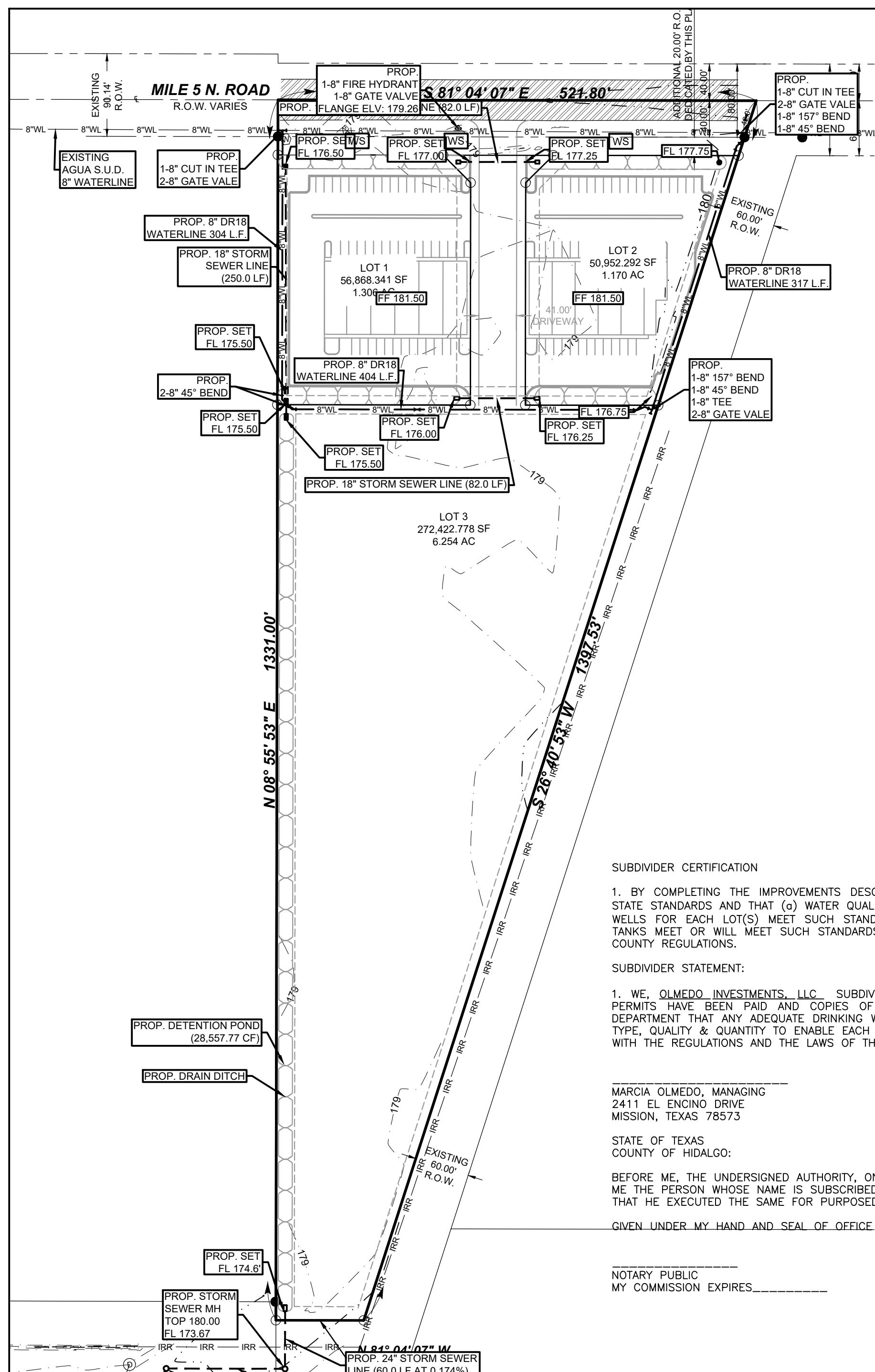
PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MARCIA OLMEDO	2411 EL ENCINO DR.	MISSION, TX 78573		
ENGINEER: MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: RUBEN J. DE JESUS, P.E., R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



- LEGEND**
- FOUND No. 4 REBAR
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
 - WATER VALVE
 - W — EXISTING WATERLINE
 - IRR — EXISTING IRRIGATION LINE
 - 8" WL — PROPOSED 8" WATERLINE
 - W — PROPOSED WATER SERVICE
- PROP. - PROPOSED

SUBDIVIDER CERTIFICATION

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. WE, OLMEDO INVESTMENTS, LLC, SUBDIVIDER(S) OF OLMEDO SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

MARCIA OLMEDO, MANAGING
2411 EL ENCIÑO DRIVE
MISSION, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO:

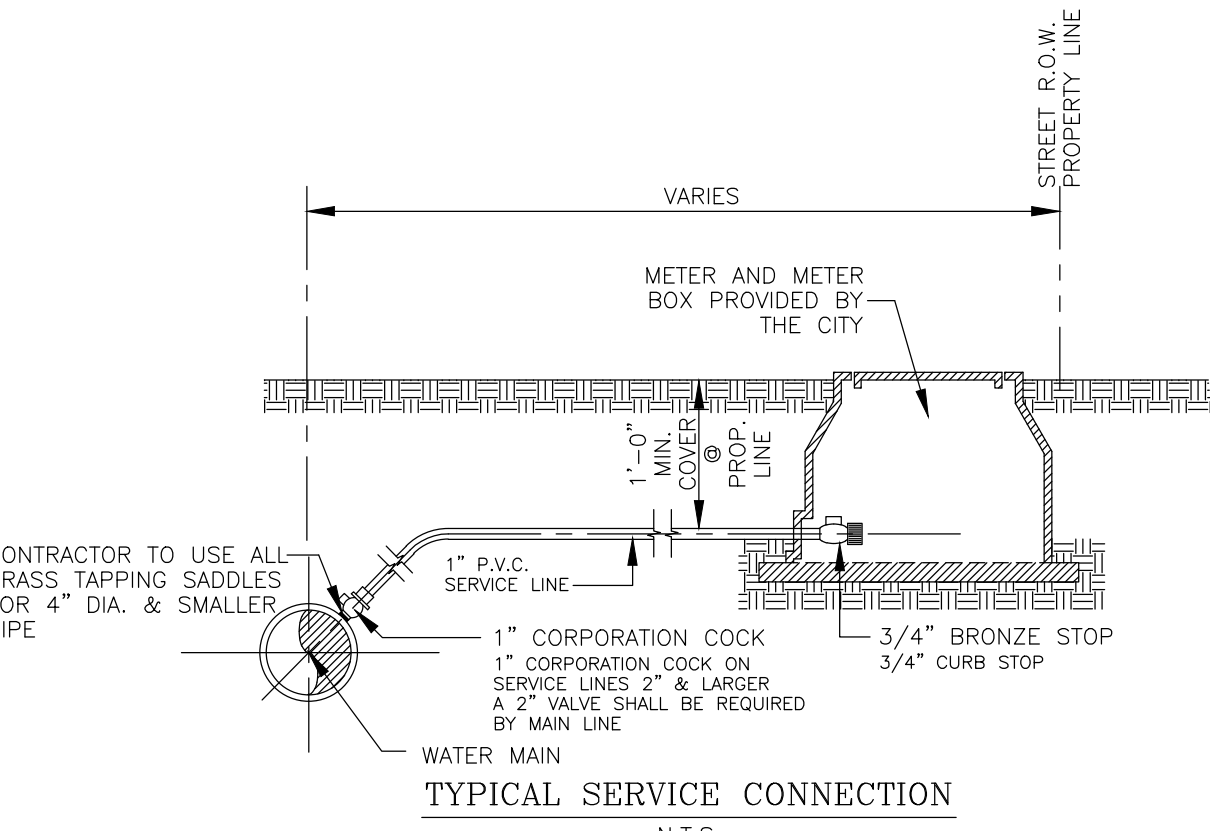
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCIA OLMEDO KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

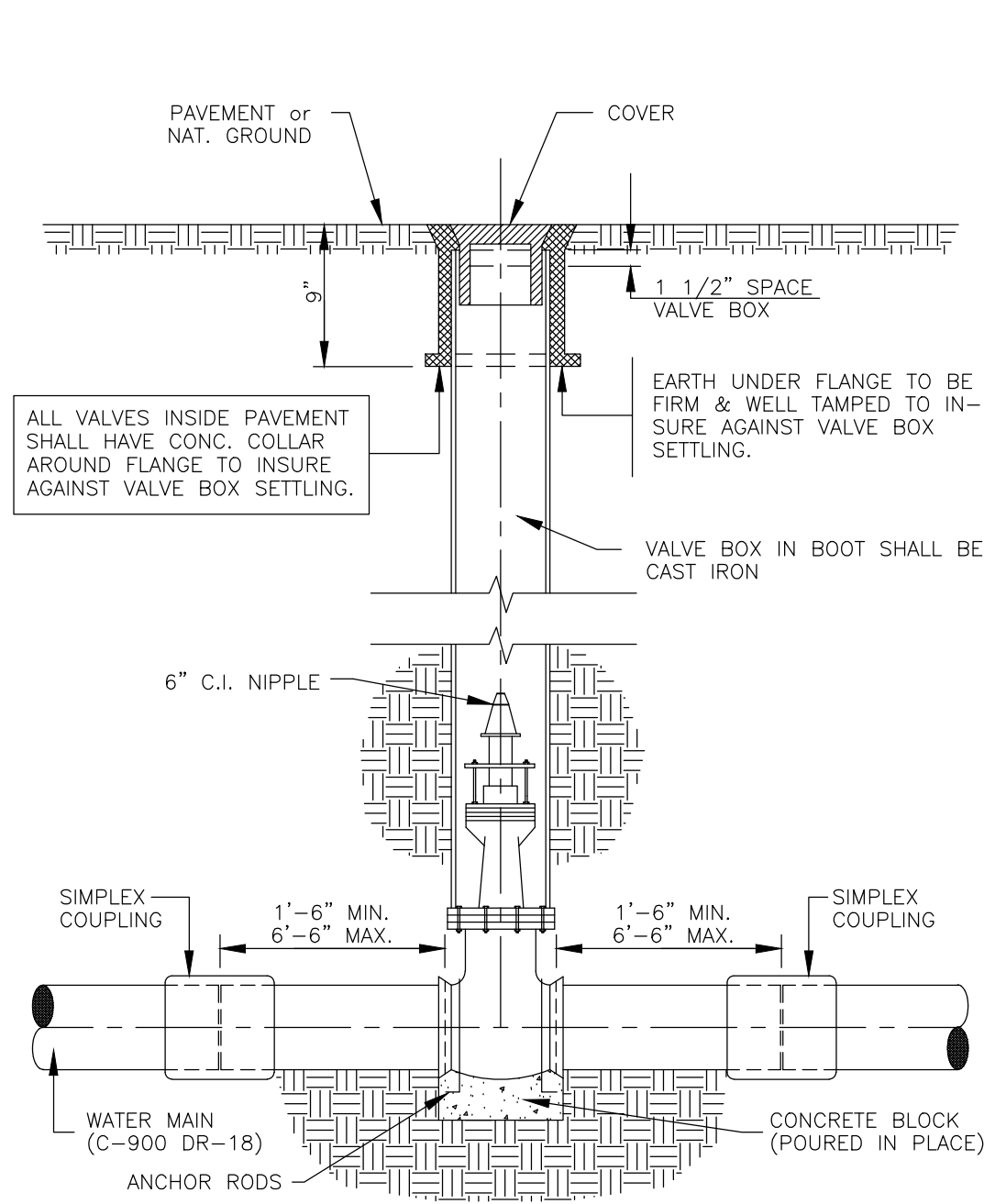
**MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA**

**SUBDIVISION MAP OF
OLMEDO SUBDIVISION**
9.435 ACRES BEING ALL OF LOT 214-A,
BENTSEN GROVES SUBDIVISION
ADDITION "A" VOLUME 7, PAGE 41,
H.C.M.R. HIDALGO COUNTY, TEXAS

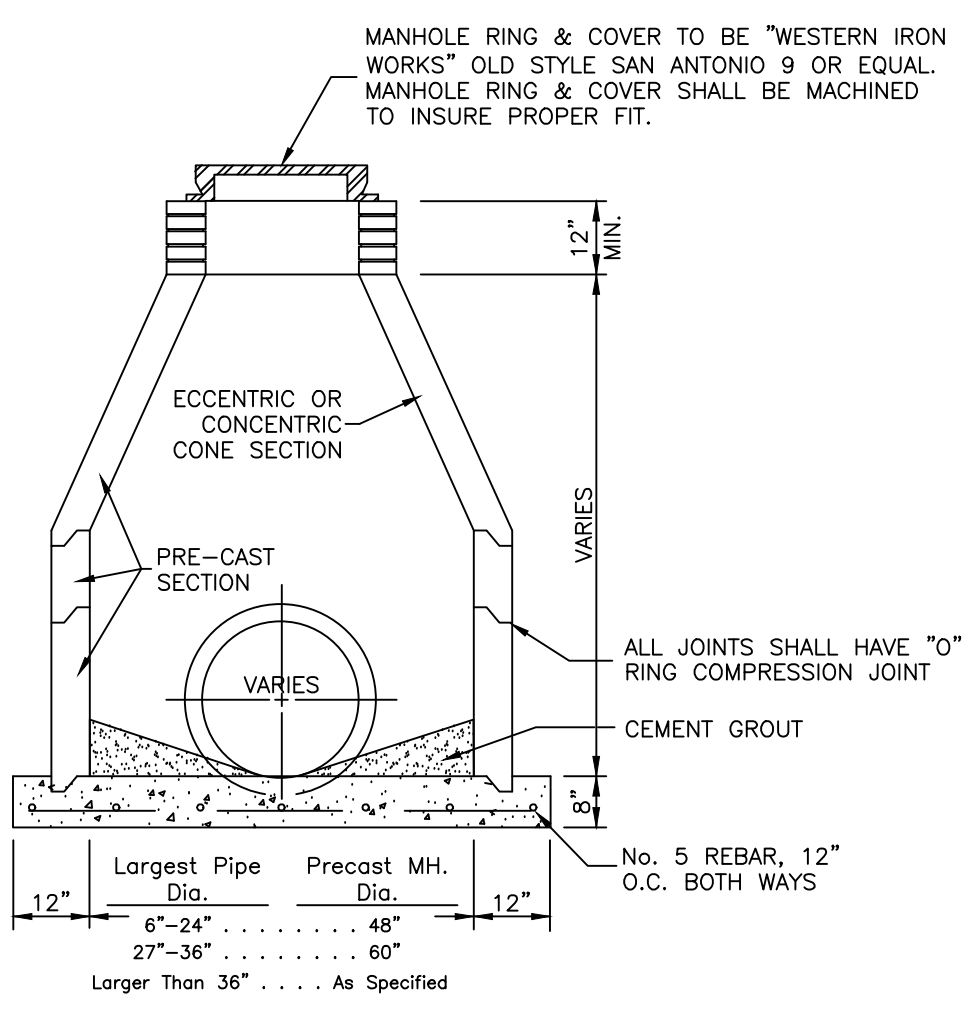


- GENERAL NOTES:**
1. DRAWINGS INDICATE COPPER SERVICE LINES.
 2. FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
 3. ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
 4. WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SHC40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTIONS
N.T.S.



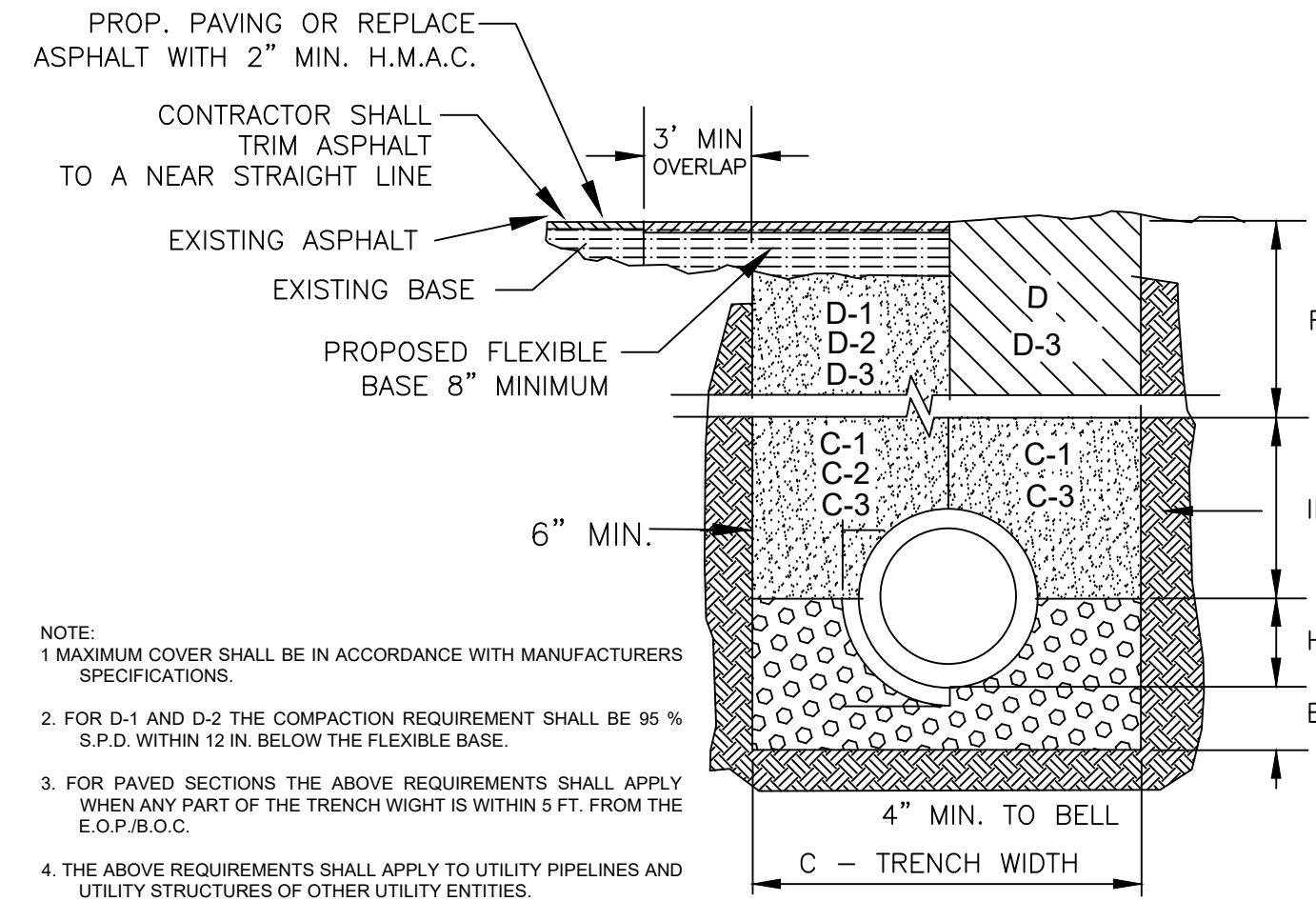
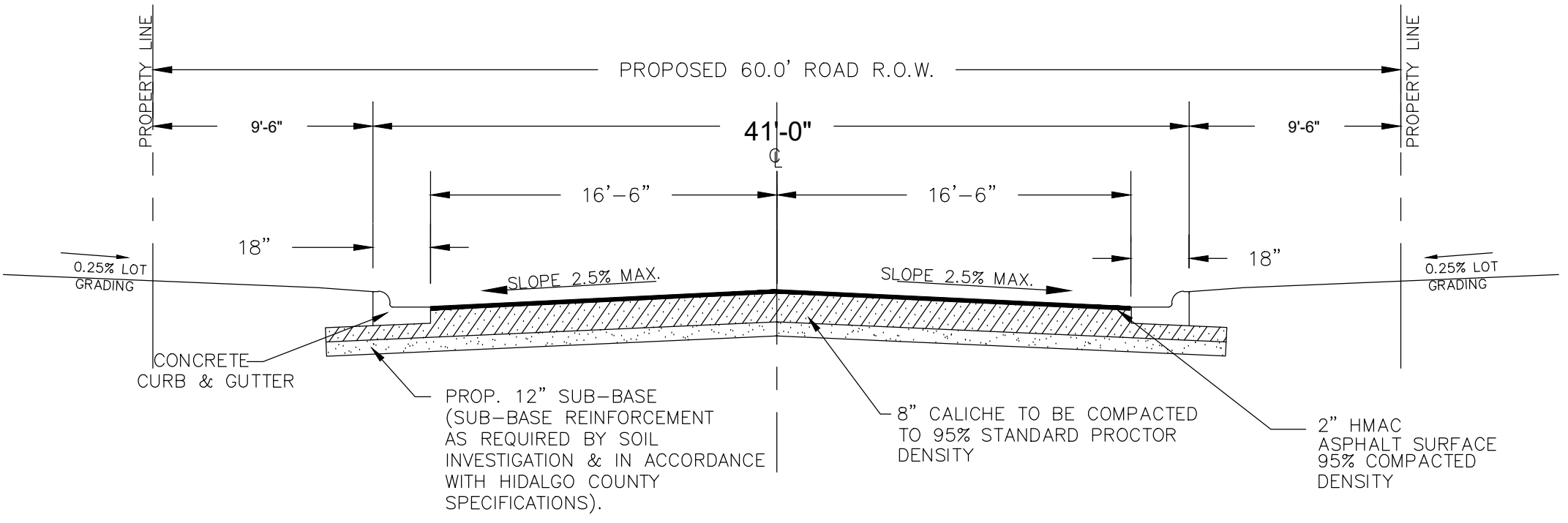
TYPICAL VALVE and VALVE BOX INSTALLATION
N.T.S.



**STANDARD STORM SEWER
PRE-CAST CONCRETE MANHOLE**

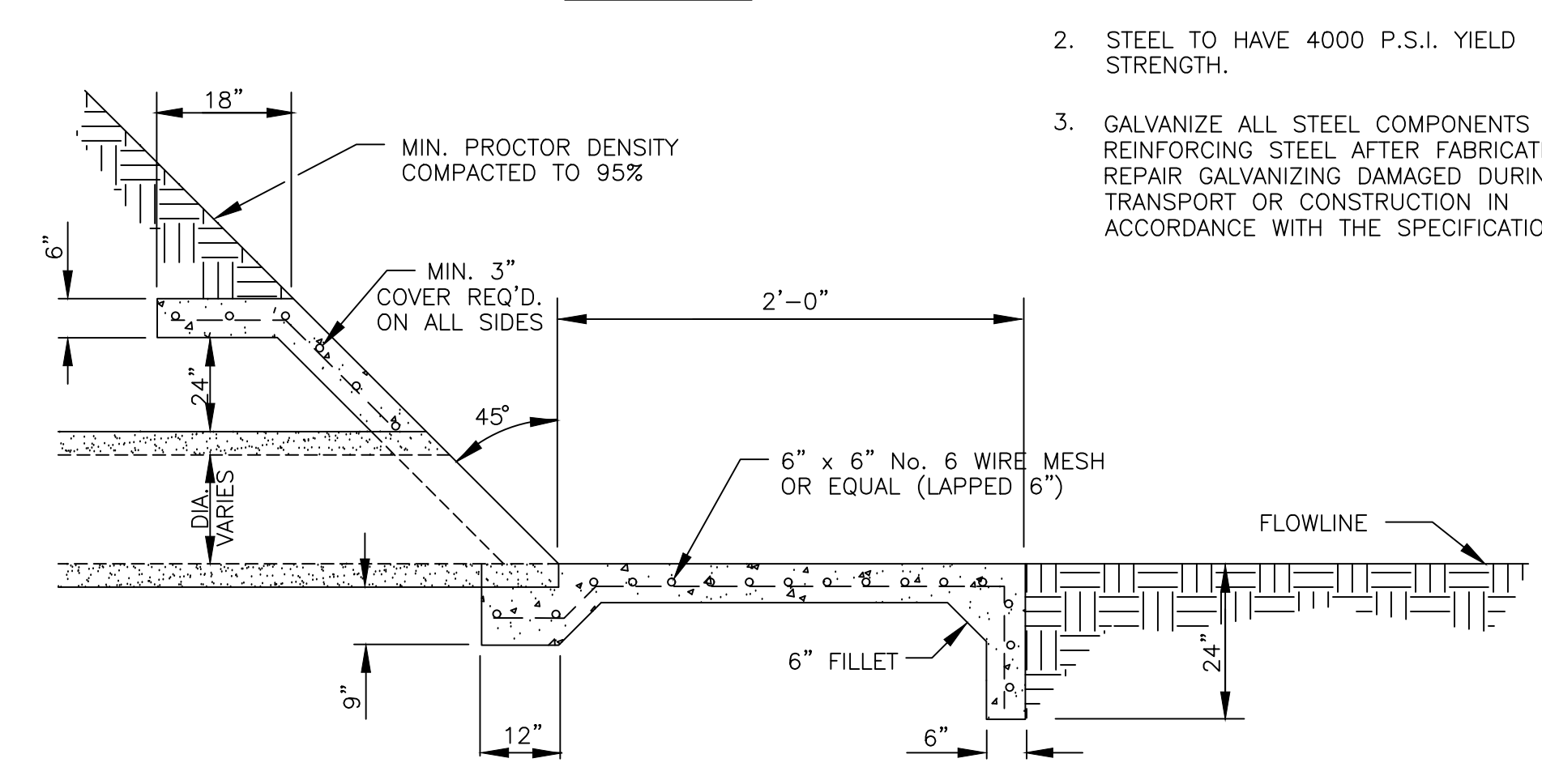
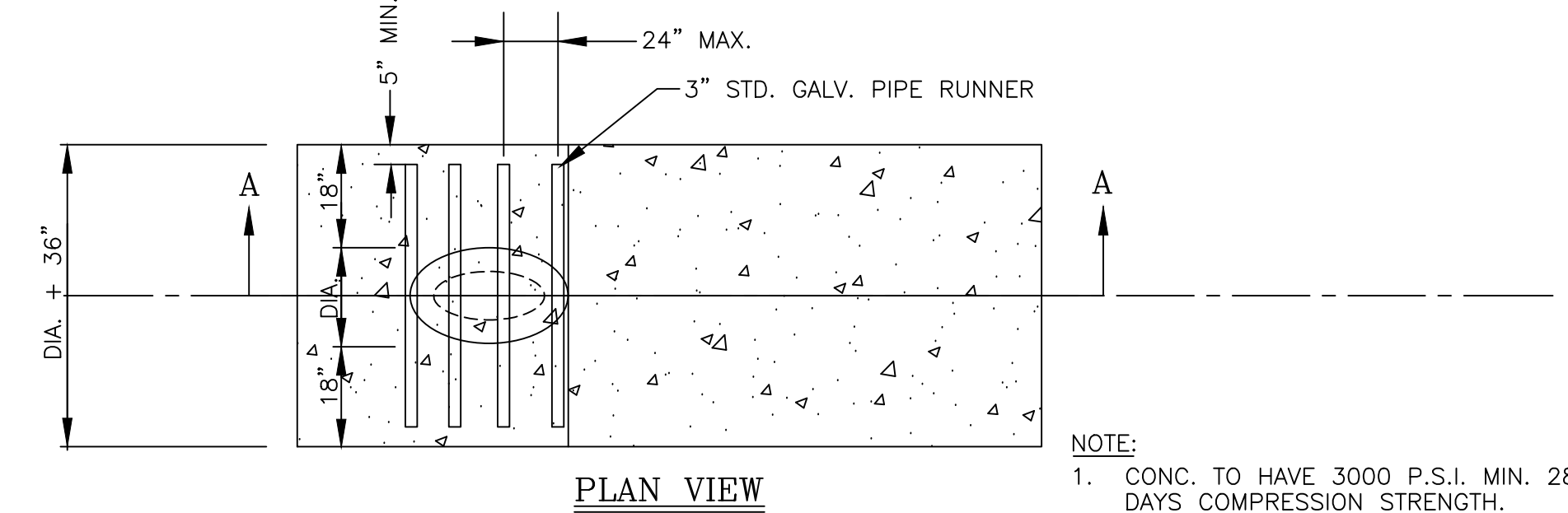
ALL JOINTS SHALL HAVE "O" RING COMPRESSION JOINT
CEMENT GROUT
No. 5 REBAR, 12" O.C. BOTH WAYS

Largest Pipe Dia. Precast Mh. Dia.
6"-24" 48"
27"-36" 60"
Larger Than 36" As Specified



STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

- NOTE:**
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P.B.O.C.
 4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



**SECTION "AA"
STORM DISCHARGE STRUCTURE**
N.T.S.

DRAINAGE STATEMENT

OLMEDO SUBDIVISION IS A CONTAINING 9.435 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 214-A, BENTSEN GROVES SUBDIVISION ADDITION "A", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 41, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS A PROPOSED 2-LOT COMMERCIAL TRACT AND A 1-LOT RESIDENTIAL TRACT LOCATED IN THE COUNTY OF HIDALGO IN THE COUNTY OF MISSION'S ETJ. THIS SUBDIVISION IS IN ZONE "X" (UNSHADED) AREAS ARE DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. PLAIN COMMUNITY-PANEL NO. 480334 0290 D EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMA DATED MAY 01, 2020. THE PORTION OF SITE THAT WAS WITHIN ZONE "A" HAS BEEN FILED TO MEET FEMA LOMA PERMIT, REFERENCED AS CASE NO. 20-06-1668 A

THE SOIL IS (25) HIDALGO FINE SANDY LOAM, WHICH IS MODERATELY FINE IN TEXTURE TO MODERATELY COARSE IN TEXTURE. THIS SOIL HAS A MODERATE RATE OF WATER TRANSMISSION. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM 'SOIL SURVEY OF HIDALGO COUNTY, TEXAS')

EXISTING RUNOFF FOR SUBDIVISION RUNS IN A SOUTHWESTERLY DIRECTION WITH A RUNOFF OF 5.07 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 10.56 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 5.49 C.F.S.

THE PROPOSED DRAINAGE FOR OLMEDO SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM PROPOSED BUILDINGS INTO PROPOSED PARKING AREAS, RUNOFF FROM PARKING AREAS SHALL FLOW INTO PROPOSED DETENTION PONDS AT KEY POINTS WITHIN SITE ULTIMATELY DISCHARGING INTO THE HIDALGO WEST MAIN DRAIN III SOUTHWEST CORNER OF THE PROPERTY.

IN ACCORDANCE WITH THE CITY OF MISSIONS DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 37,744 CUBIC FEET OF DETENTION WILL BE REQUIRED FOR THIS SUBDIVISION. THE DRAINAGE AND DETENTION PLAN WILL BE REVIEWED BY THE CITY OF MISSION PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

MARIO A. REYNA, P.E. #117368

DATE

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

